

PLANNING COMMISSION REPORT



MEETING DATE: November 5, 2003 ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Bashas Shopping Center**

REQUEST Request to consider the following:

1. Abandon 14.21 feet of public street right-of-way for a length of 342 feet along the south side of Indian School Road.
2. Reserve a public access easement over the abandoned right-of-way.

9-AB-2003

Related Policies, References:
69-DR-2003

Key Issues.

- The excess right-of-way will be incorporated into the redevelopment of an adjacent shopping center.
- The abandoned area is located behind existing curbs.
- A public access easement along will be reserved for sidewalk and other access.

OWNER Bashas Inc.
480-895-9350

APPLICANT CONTACT Gary Pederson
Pederson Group Inc
602-265-2888

LOCATION 8035 E Indian School Rd

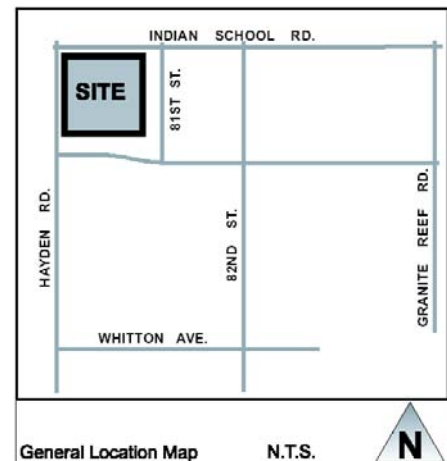
BACKGROUND

Background/Context.

The subject right-of-way abandonment being requested is near an intersection of two arterial streets, and abuts an existing shopping center. This intersection was recently widened and reconstructed over the past year. The existing 65-foot south half-width right-of-way was dedicated to the City in 1957 with the Scottsdale Estates Five subdivision plat. The south half-width right-of-way adjacent to the adjacent McDonald's restaurant is 76 feet.

Zoning.

This area is zoned Neighborhood Commercial District (C-1), which allows a variety of commercial land uses. The adjacent residences to the east are zoned Single Family Residential District (R1-7).



APPLICANT'S
PROPOSAL**Goal/Purpose of Request.**

This request is to abandon the excess 14.21 feet of public street right-of-way for a length of 342 feet along the south side of Indian School Road. This portion of Indian School Road was reconstructed to its ultimate configuration over the last year.

This abandonment request originally included excess rights-of-way along both Indian School Road and Hayden Road adjacent to the Basha's shopping center. However, right-of-way abandonment along Hayden is no longer requested.

This application does not include any public street abandonment adjacent to McDonald's restaurant to the west or the single-family homes to the east.

IMPACT ANALYSIS

Departmental Responses.

City Department/Division participants concur with this abandonment request. See Department Issues Checklist (Attachment #1).

Community involvement.

Surrounding property owners within 300 feet have been notified. Other than general inquiries, there have been no comments.

Community Impact.

Indian School Road was recently constructed in its ultimate configuration and it is not anticipated that additional travel lanes or turn lanes will be required. The right-of-way in question is not needed for roadway purposes; it is located behind existing curb and does not affect the function or use of the roadway. A public access/utility easement will be reserved for sidewalk and other necessary access. The excess right-of-way will be incorporated into the adjacent shopping center as open space.

OPTIONS AND STAFF
RECOMMENDATION

Staff recommends approval of the public street abandonment, subject to the following stipulations:

- a. A public access/utility easement is reserved over entire subject 14.21 feet right-of-way.
- b. A sidewalk easement is reserved over an 8-foot by 14-foot area described in Attachment #5.

RESPONSIBLE
DEPT(S)**Planning and Development Services Department**

STAFF CONTACT(S)

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Project Coordination Manager
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APPROVED BY

Tim Curtis
Report Author

Randy Grant
Chief Planning Officer

ATTACHMENTS

1. Departmental Checklist
2. Context Aerial
3. Detail Aerial
4. Abandonment Legal Description
5. Additional Sidewalk Easement Legal Description
6. Narrative and Redevelopment Plan

CASE 9-AB-2003

Department Issues Checklist

Transportation

☒ **Support**

Street improvements were recently completed for the intersection of Indian School Road and Hayden Road. The improvements for Indian School Road include two travel lanes in each direction, dual-left turn lanes, right-turn lanes, and bus bays. This is considered to be the ultimate configuration for this section of roadway. It is not anticipated that additional travel lanes or turn lanes will be required. The right-of-way in question is not needed for roadway purposes; it is located behind existing curb and does not affect the function or use of the roadway. A public access easement will be reserved over the abandoned right-of-way to accommodate the existing sidewalk. The excess right-of-way will be incorporated into the adjacent shopping center to facilitate the redevelopment of the center.

Trails

☒ **Support**

The new Master Trails Plan has no requirement for a trail in this area. Pedestrian public access will be reserved over the abandoned area.

Public Utilities

☒ **Support**

Letters of support from the affected public utility companies are on file with the City of Scottsdale subject to a public utility easement reservation over the entire subject right-of-way.

Emergency/Municipal Services

☒ **Support**

This request does not impact the ability to provide emergency or other municipal services to this property or any adjacent properties.

Water/Sewer Services

☒ **Support**

Water and sewer services have no objection to the abandonment subject to a public utility easement reservation over the entire subject right-of-way.

Drainage

☒ **Support**

The abandonment will have no impact on drainage.



Basha's Shopping Center

9-AB-2003

ATTACHMENT #2



Basha's Shopping Center

9-AB-2003

ATTACHMENT #3

LEGAL DESCRIPTION
RIGHT-OF-WAY ABANDONMENT FOR INDIAN SCHOOL ROAD
SHOPPING CENTER AT S.E.C. HAYDEN ROAD & INDIAN SCHOOL ROAD

That portion of the Northwest quarter of Section 25, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in hand hole marking the Northwest corner of said Section 25;

Thence South 89° 59' 13" East, along the North line of said Northwest quarter, a distance of 255.00 feet;

Thence South 00° 14' 11" West, leaving said North line, a distance of 65.00 feet to a point on the South line of the North 65.00 feet of said Northwest quarter, also being the intersection of the North line of Tract "A", SCOTTSDALE ESTATES FIVE, according to Book 73 of Maps, Page 40, records of Maricopa County Arizona, and the East line of the West 190.00 feet of said Tract "A", said point also being the POINT OF BEGINNING;

Thence South 89° 59' 13" East, along the North line of said Tract "A", a distance of 341.99 feet to the Northeast corner of said Tract "A";

Thence North 00° 11' 43" East, along the Northerly prolongation of the East line of said Tract "A", a distance of 14.21 feet;

Thence North 89° 59' 13" West, along a line parallel with and 14.21 feet North of said North line, a distance of 341.98 feet to a point on the Northerly prolongation of the said East line of the West 190.00 feet of said Tract "A";

Thence South 00° 14' 11" West, along said East line, a distance of 14.21 feet to the POINT OF BEGINNING.

Said parcel contains 4,861 square feet more or less.

N.E.G. #2003
10-7-03



HAYDEN ROAD

S 00°14'11" W 2634.29'

65'

NW COR SEC 25
T2N, R4E

INDIAN SCHOOL ROAD

255.00'

S 89°59'13" E 596.95'

N 89°59'13" W 341.98'

S 89°59'13" E 341.99'

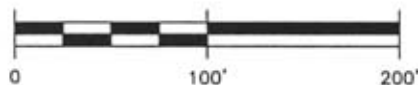
P.O.B.

14.21' R.O.W.
ABANDONMENT
4,861 SF

50.79'

PROPOSED SHOPPING CENTER
PORTION OF TRACT "A"
SCOTTSDALE ESTATES FIVE
BK 73 PG 40

LINE	BEARING	DISTANCE
L1	S 00°14'11" W	65.00
L2	N 00°11'43" E	14.21
L3	S 00°14'11" W	14.21



SCALE: 1" = 100'



N NORMAN
ENGINEERING GROUP, INC.

7330 N. 16th Street A-200 Consulting Civil Engineers
Phoenix, Arizona 85020
Fax: 602-861-3473 Phone: 602-371-0397

RIGHT-OF-WAY ABANDONMENT EXHIBIT
SEC HAYDEN & INDIAN SCHOOL RD.

DRN:	JB	SCALE:	1" = 100'
CHK:	JN	JOB NO.:	2003
DES:		SHT	1 OF 1
DATE:	10-7-03		

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LEGAL DESCRIPTION

SIDEWALK EASEMENT

That portion of Tract "A" of Scottsdale Estates Five as recorded in Book 73 of Maps, Page 40, records of Maricopa County, Arizona and situated in the Northwest 1/4 of the northwest 1/4 of Section 25, Township 2 North, Range 4 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the northwest corner of said Section 25 marked with a 3/4 inch rebar in a hand hole from which the north 1/4 corner of said Section 25, marked with a set stone in a hand hole, lies South 89°59'19" East 2615.49 feet;

thence South 89°59'19" East 366.86 feet along the north line of the northwest 1/4 of said Section 25;

thence departing said north line South 00°00'41" West 65.00 feet to the north line of said Tract "A" and the POINT OF BEGINNING;

thence departing said north line of Tract "A" South 00°00'41" West 8.00 feet;

thence North 89°59'19" West 14.00 feet;

thence North 00°00'41" East 8.00 feet to the said north line of Tract "A";

thence along the said north line of Tract "A" South 89°59'19" East 14.00 feet to the POINT OF BEGINNING.

Containing 112 square feet, more or less.



NW COR SECTION 25
T2N, R4E
3/4" REBAR IN HANDHOLE

N 1/4 COR SECTION 25
T2N, R4E
SET STONE IN HANDHOLE

S89°59'19"E 2615.49'

S89°59'19"E 366.86'

INDIAN SCHOOL ROAD

HAYDEN ROAD

GRANITE REEF

65'

S0°00'41"W 65.00'

R/W LINE

S89°59'19"E
14.00'

POINT OF
BEGINNING

N0°00'41"E
8.00'

AREA = 112 SQ. FT.

S0°00'41"W
8.00'

N89°59'19"E
14.00'



SCALE: 1"=10'



BEARING BASE:
WORLD GEODETIC SYSTEM 1984
(WGS 84)



EXHIBIT
SIDEWALK EASEMENT

CITY OF SCOTTSDALE
PLANNING AND DEVELOPMENT DEPARTMENT
INSPECTION AND LAND SURVEY DIVISION

PROJECT # 03053

SURVEYED BY SW

DRAWN BY RCD

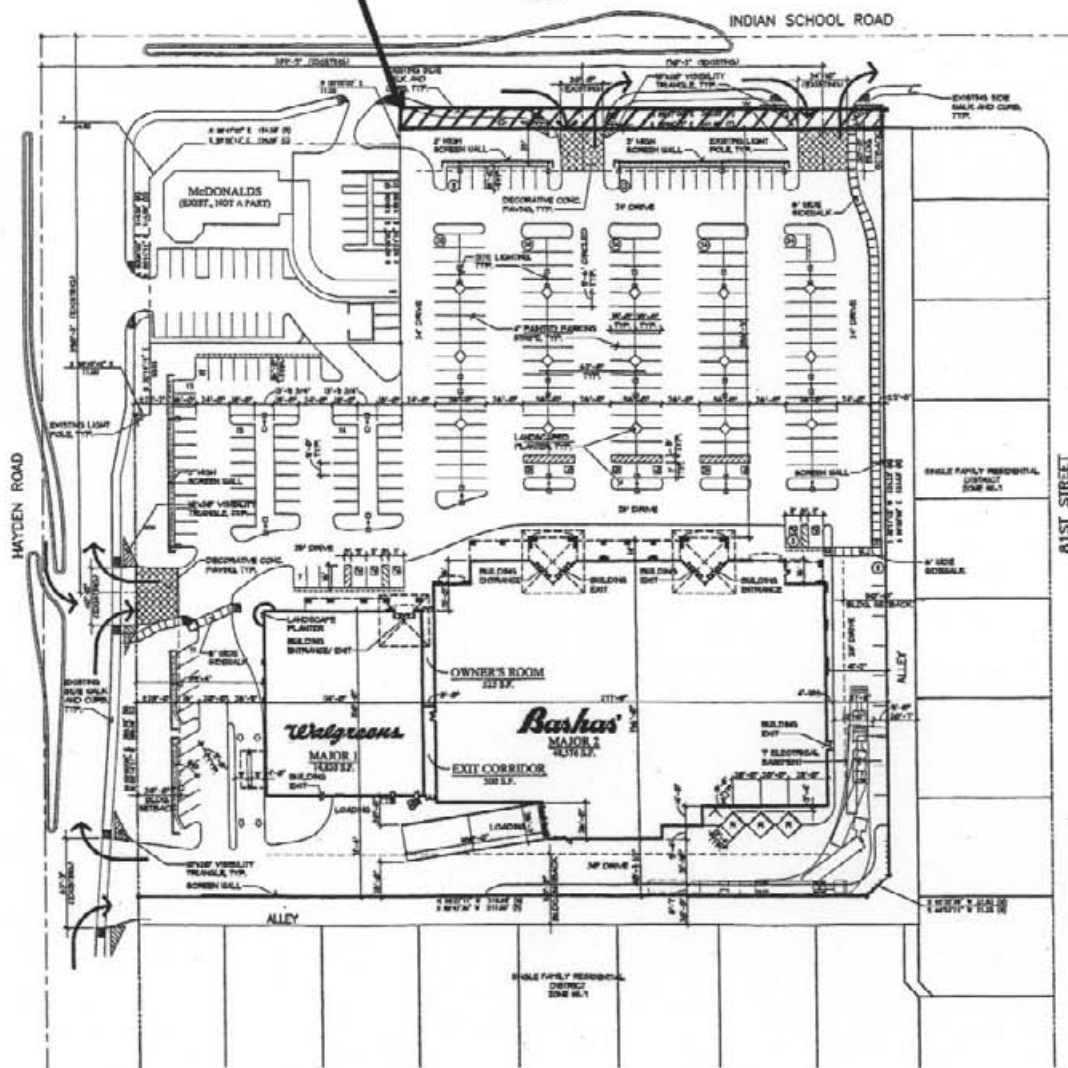
DATE 10-16-2003

SHEET 1 OF 1

Abandonment Area

NEIGHBORHOOD
CITYPLANNING DISTRICT
ZONE C-1

INDIAN SCHOOL ROAD



SITE PLAN

SCALE: 1" = 40'-0"

50-DR-1974#3

8-25-03

SITE DATA

ZONING	C-1
GROSS SITE AREA	8.28 ac
NET SITE AREA	100,763 sq ft
NET SITE AREA	5.92 ac
TOTAL BUILDING AREA	63,396 sq ft
LOT COVERAGE	24.6 %
OVERALL PARKING REQUIRED	
SITE PLAN ACCESSIBLE REQ'D	220 spaces
MAJOR 1 (WALGREEN'S)	7 spaces
BUILDING AREA (MAJOR 1)	14,820 sq ft
PARKING REQUIRED	
RETAIL (1/750)	60 spaces
ACCESSIBLE REQ'D	3 spaces
PARKING PROVIDED	
STANDARD STALLS	67 spaces
ACCESSIBLE STALLS	3 spaces
TOTAL PROVIDED	70 spaces
MAJOR 2 (BASHAS)	4,711,000
BUILDING AREA (MAJOR 2)	48,576 sq ft
PARKING REQUIRED (GROCERY, CIRCLED SPACES)	
RETAIL (1/300)	162 spaces
ACCESSIBLE REQ'D	6 spaces
PARKING PROVIDED (GROCERY, CIRCLED SPACES)	
STANDARD STALLS	198 spaces
ACCESSIBLE STALLS	8 spaces
TOTAL PROVIDED	206 spaces

AREA CALCULATIONS

F.A.R.	
(NET LOT AREA x .8)	
(257,863 s.f. x .8)	= 206,291 s.f.
VOLUME RATIO	
(NET LOT AREA X 9.6)	
257,863 s.f. x 9.6	= 2,475,485 CU. FT.
REQUIRED OPEN SPACE:	
MAX. BUILDING HT = 32' (30' ALLOWED)	
FIRST 12' OF HT = 10% x NET LOT AREA	
= .10 x 257,863 s.f. = 25,787	
SECOND 20' OF HT = 20' x .004 x 257,863 s.f. = 20,630	
25,787 + 20,630 = 46,417	
FRONT OPEN SPACE:	
(ONE HALF REQ'D) OPEN SPACE	
46,417 s.f. x .5 = 23,209	
PARKING LANDSCAPE AREA:	
(PARKING AREA x .15)	
91,565 x .15 = 13,735 s.f.	



69-DR-2003
8-25-03

Bd
g

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fax 602-907-7722



PROJECT OF ARCHITECTS OR ENGINEERS
THIS PLAN AND SPECIFICATIONS WERE PREPARED BY THE ARCHITECTS OR ENGINEERS NAMED ABOVE AND ARE NOT VALID UNLESS THEY ARE SIGNED AND SEALED BY THE ARCHITECTS OR ENGINEERS NAMED ABOVE.

**HAYDEN AND
INDIAN SCHOOL**
S.E.C. OF HAYDEN AND INDIAN SCHOOL
SCOTTSDALE/ARIZONA

Revisions

DATE SITE PLAN

DATE 08/25/03

Project Number 03040

Drawn by MH

Checked by PH

DATE 040-A01

- ☐ Design Development
- ☐ Progress Comm. Docs.
- ☐ City Submittal
- ☐ 90% Package
- ☐ Construction Permit
- ☐ Record Drawings

Sheet Number

A0.1

NARRATIVE

APPLICATION TO VACATE PUBLIC THOROUGHFARE

SEC HAYDEN ROAD AND INDIAN SCHOOL ROAD

The Pederson Group has been engaged to redevelop the existing Bashas-Anchored Shopping Center located at the southeast corner of Hayden Road and Indian School Road, which is more than fifty years old. The redevelopment plan is to demolish the existing buildings, and replace them with a modern Bashas Grocery Store which will be much more upscale in nature and design, a modern Walgreen's Drug Store, and new hardscape and landscape. In particular, the landscaping along both arterial Roads adjacent to the Shopping Center will be completely replaced with new, lush landscaping which will be comparable to the landscaping located at the six other major Shopping Centers that have been developed by The Pederson Group in the City of Scottsdale over the last decade. Indian School Road is a major entry to Downtown Scottsdale and it has recently been widened to its maximum width. This Application to Vacate Public Thoroughfare has been submitted so as to allow the landscape setback adjacent to the major Shopping Center entry along Indian School Road to be consistently developed and maintained with a high-end landscape design.